

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 17, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, Sweeney
and Wilson

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Sir Wilfred Laurier and Magee Secondary Schools.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 10, 1970, be adopted after altering the reference on page 13 re Parking Situation surrounding the P.N.E., by striking out the words 'on front lawns or' after the word 'permitted' and inserting in lieu thereof the word 'in'.

- CARRIED

(The reference, therefore, will now read as follows:

'Alderman Wilson referred to notices received by home owners in the vicinity of the P.N.E. advising them re contravening the Zoning By-law if parking is being permitted in backyards of their property. The Alderman requested the Official Traffic Commission consider the matter with a view to permitting such parking.')

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT the Minutes of the Adjourned Council meeting (In Camera), dated November 12, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

Regular Council, November 17, 1970 2

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) Hotel and Motel License Fees:
Guest Room Accommodation
- (b) Transient Youth:
Hostels and Unemployment
- (c) Georgia Viaduct Replacement:
Claim by 3 Vets Limited
- (d) Columbia-Quebec Connector: Construction
and matters arising therefrom

COMMUNICATIONS OR PETITIONS

1. Expropriation:
City-owned and Privately-owned Property
4570 and 4556 Joyce Street

MOVED by Ald. Rankin,

THAT, pursuant to request received, Mr. R. Gordon Patterson be granted permission to appear before the Council later this day in connection with expropriation in regard to the re-subdivision of City-owned and Privately-owned property at 4570 and 4556 Joyce Street.

- CARRIED

2. Request for Civic Dinner:
Fijian National Rugby Team

A request was received from the British Columbia Rugby Union that the Council host a dinner for approximately 60 people in honour of the visit to Vancouver of the Fijian National Rugby Team November 25th to November 29th, when Canada will be played in an International Rugby match at the Swangard Stadium on the particular date of Saturday, November 28th. The suggested date for the dinner is Thursday, November 26th.

MOVED by Ald. Wilson,

THAT this request be approved and the details left in the hands of the Entertainment Committee.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

- A. General Report, November 13, 1970

Works and Utility Matters

Sidewalk: 48th Avenue from Ross Street
to Inverness Street (Clause 10)

The Board of Administration submitted a report of the City Engineer in respect of construction of a sidewalk on 48th Avenue from Ross to Inverness Streets. The result of communication with the owners of the properties involved is set out in the report. The Council's instructions are requested.

MOVED by Ald. Broome,

THAT the City Engineer be instructed to proceed with the construction of the P.C. Concrete sidewalks on both sides of 48th Avenue from Ross Street to Inverness Street.

- CARRIED

Regular Council, November 17, 1970 3

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Canopies for Cushman Carts (Clause 11)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Parking, North Foot of Tolmie Street (Clause 12)

The Board of Administration submitted the City Engineer's report on a petition received as a result of vehicles, particularly the camper type, parking for extended periods of time on Tolmie Street, north of Marine Drive adjacent to the beach. Information is given on the matter and it is pointed out that this street-end will be transferred to the jurisdiction of the Park Board and become park land within a year or so. In the meantime appropriate signs will be erected under the City Engineer's authority to deal with the overnight parking problem and to authorize angle parking.

In the matter of campers being used as living quarters and of dogs running at large in the park area, it is pointed out such matters are controlled through the Health and Park By-laws; therefore, copies of the petition and the City Engineer's report will be forwarded to the Park Superintendent and the Medical Health Officer.

MOVED by Ald. Wilson,

THAT this clause be received for information and the Medical Health Officer and Park Superintendent be requested to report to Council the result of their investigations and action taken.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,

THAT Clauses 1 to 9 inclusive of the report of the Board of Administration (Works and Utility matters), dated November 13, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Grant Request - \$15,000

Family Service Centres (Clause 2)

The Board of Administration submitted a report of the Director of Social Planning/Community Development on the request of the Family Service Centres of Vancouver for a \$15,000 grant for special services to designated local areas of the City.

MOVED by Ald. Adams,

THAT this whole matter be referred to the Finance Committee for consideration at its first meeting in 1971.

- CARRIED

Broken Bottles in and around Riley Park (Clause 1)

MOVED by Ald. Linnell,

THAT Clause 1 of the report of the Board of Administration (Social Service & Health matters), dated November 13, 1970, be adopted.

- CARRIED

Regular Council, November 17, 1970 4

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Rezoning: Northwest corner Victoria Drive
and Kent Avenue (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Building and Planning Matters

MOVED by Ald. Calder,

THAT Clauses 1 to 3 inclusive of the report of the Board of Administration (Building and Planning matters), dated November 13, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Claim of Mrs. Victoria Flaata (Clause 2)

The Board of Administration submitted a report of the Corporation Counsel setting out details of a claim by Mrs. Victoria Flaata of 8637 Oak Street. After due consideration, it was,

MOVED by Ald. Adams,

THAT the extension of time in respect of this claim be approved on the following terms:

- (a) That the time for commencement of an action by Victoria Flaata against the City of Vancouver relating to an accident which occurred on October 17, 1969, be extended for two months from October 17, 1970;
- (b) That the action to be commenced be limited to one for damages totalling \$1,126.74;

FURTHER THAT payment of the claim in the amount of \$1,126.74 be authorized.

- CARRIED

Use of a Portable Barrel Organ
on City Streets (Clause 1)

MOVED by Ald. Calder,

THAT Clause 1 of the report of the Board of Administration (Licenses and Claims matters), dated November 13, 1970, be adopted.

- CARRIED

Finance Matters

Charter Amendments (Clause 1)

The Council considered the Corporation Counsel's report in respect of proposed Charter Amendments as follows:

- (A) Voting by Non-owner Electors on Money By-laws.
- (B) Use of Voting Machines.
- (C) Use of term 'British Subject' for List of Electors.
- (D) Age of 19 and effective date for the List of Electors.

Action was taken as follows:

cont'd...

Regular Council, November 17, 1970 5

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

Money By-laws: Non-Owner Electors

MOVED by Ald. Wilson,

THAT the Corporation Counsel's report respecting Voting by Non-Owners on Money By-laws be deferred for later this day and in the meantime a previous report of the General Purposes Committee, together with supporting information, be made available to the members of Council.

(see page 14)

- CARRIED

Voting Machines

MOVED by Ald. Phillips,

THAT the City Clerk and Corporation Counsel give the matter of use of voting machines further study for a further report to the Council in due course.

- CARRIED

Canadian Citizens/British Subject: List of Electors

MOVED by Ald. Broome,

THAT the Corporation Counsel be instructed to prepare a proposed Charter Amendment with respect to using the term 'Canadian Citizen or other British Subject' in regard to a qualification to be placed on the List of Electors.

- CARRIED

Age 19: List of Electors

MOVED by Ald. Phillips,

THAT the proposal, i.e. 'if a person is of the full age of 19 on Election Day, he be entitled to have his name entered on the List of Electors if otherwise qualified', be approved and the Corporation Counsel be instructed to draft the required Charter Amendment.

- CARRIED

Request for Refund of Taxes:
Scottish Agencies (Clause 2)

The Board of Administration submitted a report of the Corporation Counsel on a request from Scottish Agencies for remission of taxes for 1967, 1968, 1969 and 1970 in respect of Lots 519 and 520, Hastings Townsite, located at the S.W. corner of McGill and Cassiar Streets as the property was expropriated May 31, 1968, in connection with Urban Renewal Scheme #6. The circumstances resulting in this request are set out in the report. After due consideration, it was,

MOVED by Ald. Wilson,

THAT taxes in respect of Lots 519 and 520 Hastings Townsite be remitted from the 31st day of May, 1968, being the date the said lots were expropriated.

- CARRIED

B. Personnel Matters,
Regular, October 30, 1970

Fire Department Residence Requirements

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Personnel matters, Regular), dated October 30, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)C. Personnel Matters,
Supplementary, November 13, 1970Community Leadership Training Seminar:
Attendance Director of SP/CD (Clause 2)

MOVED by Ald. Broome,

THAT, pursuant to request received, the Director of Social Planning/Community Development be granted leave of absence with pay to attend a Community Leadership Training Seminar at the Bowman's Mount Hood Country Club, Wemme, Oregon, commencing November 30th and concluding December 3rd; it being understood that all other costs will be underwritten by the Junior League of Vancouver, one of the sponsors of the Seminar.

- CARRIED

Balance of Personnel Matters

MOVED by Ald. Broome,

THAT Clauses 1, 3, 4 and 5 of the report of the Board of Administration (Personnel matters, Supplementary,) dated November 13, 1970, be adopted.

- CARRIED

D. Property Matters, November 13, 1970

MOVED by Ald. Hardwick,

THAT the report of the Board of Administration (Property matters), dated November 13, 1970, be adopted.

- CARRIED

E. Quarterly Report of Revenues and
Expenditures as at September 30, 1970

The Board of Administration, under date of November 13, 1970, submitted Quarterly Report of Revenues and Expenditures as at September 30, 1970, setting out the financial position in detail and concluding with the following recommendations:

"The Director of Finance recommends that

1. the 1970 Estimates be adjusted as follows:

<u>Revenues</u>	<u>Appropriation</u>	
	<u>Increase</u>	<u>Decrease</u>
	\$	\$
General Tax Levy	54,000	
Receipts in Lieu of Taxes		
Property sold by City	10,000	
Tax Grants - housing schemes	20,800	
Sundry Rentals	35,000	
License and Business Tax	165,000	
Service and Inspection Fees		76,000
Scavenging Fees		90,000
Interest on Delinquent Taxes	27,000	
Interest on Temporary Investments	150,000	
Civic Theatre Revenue		19,000
Civic Museum Revenue		16,000
Metered Water Revenue		155,000
Transfer from Water Rates		
Stabilization Reserve	115,000	
Transfer from Reserve for Loss		
on Capital Investments	128,080	
	<u>704,880</u>	<u>356,000</u>
Net Revenue Increase	<u>\$348,880</u>	

cont'd....

Regular Council, November 17, 1970 7

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Quarterly Report of Revenues and Expenditures (cont'd)

Expenditures

Municipal Share of Social Welfare Costs		
- increased from \$1.15 to \$1.58 per capita effective September 1st	705,845	
Disbursements on Rented Property		25,000
Health Department		
Salaries		13,000
Rubella Vaccine		25,000
Waterworks Debt Charges		31,500
	<u>705,845</u>	<u>94,500</u>
Net Expenditure Increase	<u>\$611,345</u>	
Difference between Expenditure Increase and Revenue Increase	<u>\$262,465</u>	

2. the difference between the expenditure increase and the revenue increase, which amounts to \$262,465, be set up as a Deficit on Revenue Account and off-set against the City's accumulated Revenue Surplus at year-end when actual revenues and expenditure amounts are known.

Your Board concurs with the recommendations of the Director of Finance and further recommends that Civic Departments and Boards

1. be advised of the City's estimated budget deficit of \$262,465 this year and
2. be requested to carefully review their spending programs for the balance of the year and insure that overexpenditures of their budgets do not occur.

Your Board also wish to remind Council that Departments and Boards were previously advised that there would be no further staff increases or increases in the standards of service this year unless Council considered the request to be completely unavoidable."

MOVED by Ald. Adams,

THAT the foregoing recommendations be adopted.

- CARRIED

F. Kerrisdale Village Square

The Board of Administration, under date of November 3, 1970, submitted a report as a result of the blocking off of Yew Street between 41st and 40th Avenues in Kerrisdale in order to create a Village Square. It is pointed out the creation of the Kerrisdale Square this past summer resulted from efforts of a group of area residents, known as the Volunteer Village Square Committee, working in close cooperation with the City's Traffic Department. Details of a survey made in respect of interest and use are referred to in the report which concludes that 'the Kerrisdale Square must be considered a short term success'.

MOVED by Ald. Sweeney,

THAT this report be received for information.

- CARRIED

cont'd....

Regular Council, November 17, 1970 8

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Kerrisdale Village Square (cont'd)

MOVED by Ald. Broome,

THAT the Director of Planning be instructed to investigate and report on a detailed scheme of development for a permanent Village Square in Kerrisdale at this particular location on Yew Street; it being understood the report will be prepared in consultation with the Volunteer Village Square Committee.

- CARRIED

MOVED by Ald. Hardwick,

THAT the City Council indicate it looks with favour on this type of Village Square development in Kerrisdale and the Council would be prepared to entertain similar proposals from other community groups, at no cost to the City.

- CARRIED

G. Report of Standing Committee on
Planning and Development, November 5, 1970.

MOVED by Ald. Broome,

THAT, in respect of the report of the Standing Committee on Planning and Development, dated November 5, 1970, Clauses 1 to 3 inclusive of Part I be adopted, and Clause 4 of Part II be received for information.

- CARRIED

H. Grant: Vancouver Little Theatre Association

The Board of Administration, under date of November 13, 1970, submitted a report for Council's consideration in respect of a request of the Vancouver Little Theatre Association for a grant of \$3,000.00.

MOVED by Ald. Wilson,

THAT this matter be referred to the 1971 Finance Committee when considering grants.

- CARRIED

I. Capilano Stadium: Uses

MOVED by Ald. Sweeney,

THAT the Board of Administration report of November 16, 1970, be deferred for consideration later in the day when a report is expected to be received from the Park Board in the matter of Capilano Stadium uses.

- CARRIED

(see page 13)

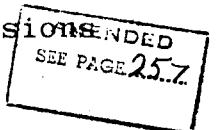
J. Commission of Inquiry into the
Non-Medical Use of Drugs: Public Hearing

The Board of Administration, under date of November 16, 1970, submitted a report from the Medical Health Officer as a result of an invitation from the Commission of Inquiry into the Non-Medical Use of Drugs that the City present its views in response to conclusions of the Commission in its Interim Report. The Medical Health Officer points out a position cannot be recommended to Council at this time and, therefore, the City not submit a brief to the November 20th Inquiry. When the Drug Committee of the Health Department has completed its work there may be a presentation to Council if any major policy or program decisions are required.

MOVED by Ald. Rankin,

THAT the Medical Health Officer be requested to report further on this matter to Council on Thursday, November 19, 1970, submitting a brief for Council's consideration at that time.

- CARRIED



Regular Council, November 17, 1970 9

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Hotel and Motel License Fees: Guest Room Accommodation

In respect of the Council's proposal respecting license fees on hotel and motel guest room accommodation, the Council received delegations as follows:

- | | |
|--|--|
| (a) B.C. Motels & Resorts
Ass'n. (Mr. MacQuarrie) | Brief dated August 14, 1970, submitted in opposition to the license fees proposal in respect of motels and hotels guest room accommodation. |
| (b) B.C. Hotels Association
(Mr. Ferris) | Brief dated November, 1970, submitted stating that if the Council must obtain further revenue from the hotel industry, the fairest and most proper way would be by an 'add-on' room tax to be collected by the hotels. |
| (c) Hotel Vancouver
(Mr. Sharp) | in support of submission by the B.C. Hotels Association |
| (d) Downtown Business
Ass'n. (Mr. Thorlaksson) | Brief dated November 17, submitted expressing concern regarding the Council's license fee proposal. |
| (e) Western Hotels Limited
(Mr. Spencer) | Brief dated November 17, submitted supporting position of the B.C. Hotels Association. |

The Board of Administration, under date of November 12, 1970, submitted a report summarizing the views of the B.C. Hotels and Motels Association, as contained in its brief, and commented respecting other interest shown in the matter. A letter was noted from the Vancouver Board of Trade dated November 12, 1970, expressing the hope the Council will not approve the license fee proposal.

The license fee proposal is set out in the report of the Standing Committee on Finance dated July 9, 1970, in which is shown a license fee on Scale 1 arrangement on a per unit, per year basis, as well as a license fee on Scale 2 on a similar basis, both as shown hereunder:

cont'd...

Regular Council, November 17, 1970 10

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Hotel and Motel License Fees (cont'd)

Average daily rental unit rate bracket	Average annual gross rental per unit at 80% occupancy (292 days)	License fee scale 1, being license fee per unit per year \$	License fee scale 2, being license fee per unit per year \$
up to \$8.00	(292 x \$6) = \$1,752	4 or 10 *	4 or 10 *
8.01 - 10.00	(292 x \$9) = \$2,628	26	79
10.01 - 15.00	(292 x \$12.50) = \$3,650	36	109
15.01 - 20.00	(292 x \$17.50) = \$5,110	51	153
20.01 - 30.00	(292 x \$25.00) = \$7,300	73	219
30.01 - and up	(292 x \$35.00) = \$10,220	102	307

MOVED by Ald. Adams,

THAT the license fee, scale 1, shown above, be approved effective January 1, 1971;

FURTHER THAT the Corporation Counsel be instructed to apply for a Charter Amendment to give the City the power to apply a room tax.

(amended and
split)

MOVED by Ald. Linnell, in Amendment,

THAT scale 2 be substituted for scale 1 in the motion of Alderman Adams.

- LOST

MOVED by Ald. Phillips, as a Second Amendment,

THAT the following words be added to the motion of Alderman Adams after the words 'effective January 1, 1971',

'payable May 1, 1971'

- CARRIED

Alderman Wilson requested the main motion be split. The Council voted on the main motion, as amended, therefore, as follows:

MOVED by Ald. Adams,

THAT the license fee, scale 1, shown above, be approved effective January 1, 1971, payable May 1, 1971.

- CARRIED

(Alderman Wilson is recorded in the negative)

MOVED by Ald. Adams,

THAT the Corporation Counsel be instructed to apply for a Charter Amendment to give the City the power to apply a room tax.

- CARRIED

Regular Council, November 17, 1970 11

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Transient Youth:
Accommodation and Unemployment

The President of the United Community Services and the Rev. R. Burrows of the Vancouver-Burrard Presbytery of the United Church of Canada spoke on behalf of submissions presented by the following in connection with transient youth: accommodation and unemployment:

United Church of Canada, Vancouver-Burrard Presbytery
United Community Services
Co-ordinating Committee of Hostel and other
services for Transient Youth

In particular, Rev. Burrows requested the Council arrange for leadership to be given to private agencies and services endeavouring to respond to the problem of unemployed, single homeless young people. Further that, through an agency or group of agencies, arrangements be made for per diem room and board allowance for such young people who can be accommodated in suitable private homes. He advised the age group generally is from 19 through 23.

A letter was noted from the Crisis Intervention and Suicide Prevention Centre endorsing the letter from the Co-ordinating Committee of Hostel and other services for Transient Youth.

MOVED by Ald. Wilson,

THAT the Board of Administration be requested to seek from the Provincial authorities in Victoria a per diem allowance for single unemployed persons, such money to be paid by the City to persons providing board and room in their private homes to such unemployed persons.

- CARRIED

MOVED by Ald. Calder,

THAT the Director of Social Planning/Community Development take the leadership role to coordinate services and agencies available in providing assistance for single unemployed and homeless young people.

- CARRIED

PRESENTATION: Freedom of the City
Reginald Atherton

On December 16, 1969, the City Council bestowed the honour of 'Freedom of the City' on Mr. Reginald Atherton, a former Alderman and School Trustee of the City of Vancouver.

Special recognition of this honour was given at the November 17th Council meeting when His Worship the Mayor presented Mr. Atherton with a framed, illuminated scroll, together with a special medallion and a suitably inscribed parking permit. Mrs. Atherton was honoured and presented with a corsage by Alderman Linnell.

Following remarks of acceptance by Mr. Atherton, the Council recessed and a tea reception followed at approximately 3:45 p.m.

The Council reconvened in the Council Chamber at 4:10 p.m., with the same members present.

Regular Council, November 17, 197012

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Georgia Viaduct Replacement:
3 Vets Limited

The Council further considered Board of Administration report dated October 30, 1970, in respect of 3 Vets Limited claim for full moving costs, in the amount of approximately \$4,700, as a result of properties required for the Georgia Viaduct replacement. The details are set out in the Board of Administration report in which a compromise of \$2,100 is suggested by the Georgia Viaduct Replacement Committee.

Mr. W. Street, barrister, appeared on behalf of the company requesting the full moving costs be paid to the company.

MOVED by Ald. Adams,

THAT the sum of \$2,100 be approved for payment to the 3 Vets Limited as a compromise in settlement of this claim.

- CARRIED

MOVED by Ald. Wilson, in amendment,

THAT the figure \$2,100 be deleted and replaced by the figure \$4,200.

- LOST

(The main motion was put and carried)

3. Columbia-Quebec Connector:
Construction and Matters
arising therefrom

The Board of Administration, under date of October 30, 1970, submitted a report of the Corporation Counsel, City Engineer and Supervisor of Property and Insurance in respect of a brief submitted by Lawson, Lundell and Company on behalf of Deeks-Lafarge Limited, by letter dated September 18, 1970. The brief relates to a difference which has arisen between the City and the company in connection with the proposed Columbia-Quebec Connector to be constructed by the City at the easterly end of False Creek, and the resulting property and facilities adjustments required to be undertaken by Deeks-Lafarge Limited as a result of the development. Mr. R.J. Mair, Solicitor, appeared and dealt in detail with the company's brief. The report of the City Officials set out in the Board of Administration report concludes as follows:

"Other than as set out above, we do not feel that the facts of this situation give rise to any moral or legal justification for making any further concession or increasing the City's contribution beyond that set out in the 1961 agreement.

The question of the sale of Lot "D" to Deeks for the sum of \$88,430 is submitted to Council for consideration, however, if Council is prepared to agree to such a sale, we would recommend that it be conditional upon Deeks completing the conveyer system by October 1, 1971.

We further recommend that the City re-affirm its original decision and direct that all contributions by the City be in accord with the existing contract between the parties."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)Columbia-Quebec Connector (cont'd)

MOVED by Ald. Rankin,

THAT the City re-affirm its original decision and direct that all contributions by the City be in accord with the existing contract between the parties.

- CARRIED

(Alderman Wilson is recorded as voting in the negative)

MOVED by Ald. Rankin,

THAT Lot D of D.L. 196 and 2037, presently under lease to Deeks-Lafarge Limited, be offered to the company at fair market value.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION

Alderman Hardwick
Alderman Rankin
Alderman Linnell
Alderman Broome
Alderman Adams
His Worship the Mayor
Alderman Bird
Alderman Calder

AGAINST THE MOTION

Alderman Phillips
Alderman Sweeney
Alderman Wilson

(The motion was declared carried)

DELEGATIONS AND COMMUNICATION OR PETITIONS

5. Expropriation: Resubdivision of
City-owned and Privately-owned
Property: 4570 and 4556 Joyce Street

Mr. R. Gordon Patterson appeared and submitted a brief on behalf of Mr. and Mrs. Semenoyez and Mr. W. Krotzek, owners of property at 4556 and 4570 Joyce Road, which properties are affected by City expropriation. The request is made that the City increase its offer for the property required and obviate the necessity of an arbitration which is about to commence on the matter.

MOVED by Ald. Linnell,

THAT no further action be taken on the request of Mr. Patterson, as presented to the Council this day.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Capilano Stadium: Uses

MOVED by Ald. Linnell,

THAT the Board of Administration report dated November 16, 1970, in respect of uses re the Capilano Stadium and the Park Board communication dated November 17th on the subject, be deferred for consideration at the next regular meeting of the Council.

- CARRIED

MOVED by Ald. Broome,

THAT the City Clerk be instructed to communicate with the Northwest League of Professional Baseball and advise the Council will be considering their request of November 3rd, addressed to Alderman Sweeney, at the Council meeting on November 24th

- CARRIED

Regular Council, November 17, 1970 14

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Voting by Non-Owner Electors on
Money By-laws (Clause 1)

MOVED by Ald. Adams,

THAT the portion of Clause 1 of the Board of Administration report (Finance matters), dated November 13, 1970, regarding Voting by Non-Owner Electors on Money By-laws, be deferred to the next regular Council meeting for consideration.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Linnell,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4068
BEING THE PLUMBING BY-LAW

MOVED by Ald. Adams,

SECONDED by Ald. Calder,

THAT leave be given to introduce a By-law to amend By-law No. 4068 being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Calder,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Calder,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,

SECONDED by Ald. Calder,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Calder,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

Regular Council, November 17, 1970 15

MOTIONS

1. Allocation of Land for Highway Purposes (various locations)

MOVED by Ald. Rankin,

SECONDED by Ald. Calder,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lot 34, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645 (6583 Knight Street)
2. South 10 feet of the West 33 feet of Lot 10, Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)
3. North 10 feet of Lot 14, Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)
4. South 10 feet of Lot 9, Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)
5. South 10 feet of First: Lot 10 except the West 33 feet and South 10 feet of Secondly: Lot 11, both of Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping Up (N/S Powell Street, East of Heatley Avenue)

MOVED by Ald. Rankin,

SECONDED by Ald. Calder,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the South 7 feet of each of Lots 32 and 35, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196, is established for highway and is now surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that the South 7 feet of each of Lots 32 and 35, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196 be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said portion of closed road be consolidated with the abutting lands.

- CARRIED

Regular Council, November 17, 1970 16

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
2100 Block West 7th Avenue

requested the Corporation Counsel be asked to look into the complaints received in respect of the care of property in the 2100 block West 7th Avenue and report to Council at its next regular meeting.

His Worship the Mayor so directed.

Alderman Bird -
Petition re Noise: Kiwassa
Neighbourhood Services
Association

referred to a communication from the Kiwassa Neighbourhood Services Association in respect of noise from Great Northern trains running between Union and Powell Streets under the Hastings Viaduct.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT this communication be referred to the Noise Committee of the Greater Vancouver Regional District.

- CARRIED

NOTICE OF MOTION

1. Sunday Hours of Operation:
Gastown Merchants

MOVED by His Worship the Mayor,

THAT WHEREAS the Attorney General of the Province of British Columbia is prepared to issue fiats in connection with the operations of the merchants in Gastown on Sunday;

AND WHEREAS he has instructed the City Prosecutor to prosecute under these fiats;

THEREFORE BE IT RESOLVED THAT the City Council move that the Attorney General of the Province of British Columbia be requested not to issue any fiats for prosecution until the Vancouver City Corporation Counsel, in consultation with the City Prosecutor, investigate the possibility of amending the Vancouver City Charter to declare an area to be designated as Gastown as an historical site with exemptions and privileges associated within its boundaries.

(Notice)

2. Lottery re 1971 Centennial Project

MOVED by Ald. Phillips,

THAT WHEREAS the City will have to raise a substantial sum of money to finance its share of the 1971 Centennial project or else lose the contributions from senior governments:

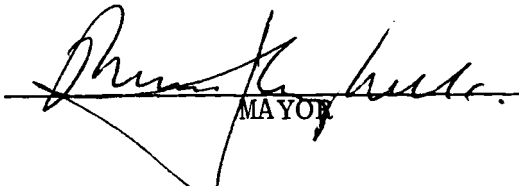
THEREFORE BE IT RESOLVED THAT the Corporation Counsel report on the steps that would be necessary to conduct a special civic lottery to finance Vancouver's share of the 1971 Centennial project.


(Notice)

(Notice was recognized on foregoing two motions accordingly)

The Council meeting adjourned at 6:00 p.m.

The foregoing are Minutes of the Regular Council
meeting dated November 17, 1970.


MAYOR


CITY CLERK

NOVEMBER 13TH, 1970

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORT1. Twin Sewer in the Lane South of Burnaby Street
between Nicola Street and Bidwell Street

"The existing sewer is too small and should be replaced by separate (twin) sewers. A catch basin spur to Burnaby Street on Cardero Street is also required.

The estimated cost is \$41,000.

I RECOMMEND that \$41,000 for this work be appropriated from Account Code 0116/7906 "Miscellaneous - Unallocated" in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Leasing Portion of the West side of Granville Street
South of 64th Avenue in front of Parcel A of Lot 6, Block 2, D.L. 325

"The 10 foot widening strip in front of Parcel A of Lot 6 Block 2, D.L. 325, has been dedicated to the City. The abutting owner has made application to lease back the 10 foot strip until the physical widening of the street takes place. Other owners in the area have leased back the widening strips for a ten year period subject to notice of cancellation.

I RECOMMEND that the 10 foot strip of road in front of Parcel A of Lot 6, Block 2, D.L. 325, be closed, stopped up and leased to the abutting owner subject to the following conditions.

- a) The lease to be for a 10 year period subject to a 6 month notice of cancellation if the area is required for municipal purposes.
- b) A nominal rental of \$10.00 for the term of the lease.
- c) No buildings to be constructed on the lease area.
- d) At the termination of the lease the area to be returned to the City in a condition satisfactory to the City Engineer.
- e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, November 13, 1970 (WORKS - 2)

3. Encroachment North side of Cordova Street
West of Carrall Street
Lot 11 except Parcel A, Lots 12 and 13, and
Lot 14 except east 26 feet, Block 2, O.G.T.

"The building situated on Lot 11 except Parcel A, Lots 12 and 13, and Lot 14, except East 26 feet, Block 2, O.G.T. encroaches onto Cordova Street from zero to 0.34 feet. The owner wishes to have this encroachment validated.

I RECOMMEND that the encroachment from the building on the above mentioned property be validated in accordance with the Encroachment By-law subject to the annual rental being \$15.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

4. Underground Utility Ducts Across Heather Street
at 11th Avenue to Serve the Extended Care Unit
of the Vancouver General Hospital

"Paul Smith Associates, Architects, on behalf of the Vancouver General Hospital, has requested permission to install two concrete utility ducts, one to contain steam and pneumatic pipes and the other to contain electrical conduits across Heather Street at 11th Avenue to serve the Extended Care Unit of the Vancouver General Hospital.

Based on the 50¢ per square foot rate scheduled in the Encroachment By-law, the annual rental for street space occupied would be approximately \$240. The applicant, on behalf of the Vancouver General Hospital, has requested that since the hospital is a non-profit organization, the annual rental charge be waived.

Rental has been set at \$1.00 per year in the case of similar applications in past years from the Vancouver General Hospital, B.C. Cancer Institute and G.F. Strong Rehabilitation Centre.

The Encroachment By-law provides that Council may, by resolution, authorize fees and charges other than those scheduled in the By-law.

I RECOMMEND approval on the following conditions:

- a) All details of design and installation of the utility ducts to be satisfactory to the City Engineer.
- b) An agreement satisfactory to the Corporation Counsel and the City Engineer be entered into.
- c) Rental to be \$1.00 per year."

Your Board RECOMMENDS that the foregoing be approved.

5. Watermain Installation - South East
Sector, Area D

"This project was originally approved by Council as part of the 1969 Capital Budget. However, as a result of a change in the construction schedule, only a portion of the work was done and the remaining funds were re-allocated to more urgent projects, under Minute of Authorization dated March 13th, 1970.

The installation of water mains in Area D is now scheduled to be completed for a cost estimated at \$65,000.

I RECOMMEND that water main construction in South East Sector, Area D be completed and that \$65,000 be transferred from Account Code 0126/7902, 'Provision for Unspecified Projects' to Account Code 0124/5319, 'Servicing Area D'.", subject to approval of Item 6 of this report.

Your Board RECOMMENDS that the foregoing be approved.

6. Reallocation of Water Funds

"The 1970 Water Works Capital Budget included \$92,000 set aside for servicing Area E of the South East Sector. This work will not be carried out within the 1970 Budget period.

In order that the aforementioned funds may be available for current water works projects, I RECOMMEND

That \$92,000 be transferred from Account Code 0124/5323 'Servicing Area E' to the 1970 Water Works Capital Budget, 'Provision for Unspecified Projects', Account Code 0126/7902."

Your Board RECOMMENDS that the foregoing be approved.

7. Encroachment - Lot 20, Block 62
D.L. 541 - Smithe & Granville Streets

"The encroachment of the building situated on Lot 20, Block 62, D.L. 541, has been validated by an encroachment agreement for the past 10 years. The owner has again asked for the encroachment to be validated.

I RECOMMEND that the encroachment from the building on Lot 20, Block 62, D.L. 541, be validated in accordance with the Encroachment By-law, the annual charge to be \$79.37 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

FOR ADOPTION SEE PAGE(S) 210-211

Board of Administration, November 13, 1970 (WORKS - 4)

RECOMMENDATIONS:

8. Line-ups from Stanley Theatre

The City Engineer reports as follows:

"E.M. Hensel, the owner of the Blue Fountain Apartments, complains that patrons queuing for the Stanley Theatre block his front walkway and are the cause of much litter being deposited on his front lawn. He claims the noisy crowds lining up in front of his property are causing him to lose prospective as well as established tenants, and the continuous littering has lowered the property value.

Mr. Bush, Manager of the Stanley Theatre, was contacted to enquire what steps he had taken to co-operate with the complainant. Mr. Bush has just taken over the job of Manager and he said he had not been made aware there had been a complaint regarding patrons lining up on 11th Avenue. He said he thought it would be a rare occasion when their queue extended past the Lane East of Granville on 11th Avenue, and when it did it would only last for 15 to 20 minutes.

As this is not a frequent occurrence, the Theatre Manager has been asked to watch for problem evenings and have someone control the line-up, keeping it in an orderly fashion at the back of the walk. He has also been asked to assemble the line-up so as to use the commercial frontage as much as possible and try to have the doors open early enough to avoid the line-ups extending into the residential area.

The Hensels were advised of the steps we had taken and they were asked to notify us if the problem occurred again. As we have not heard from the Hensels we assume the Theatre is controlling the problem and no further action is required.

In view of the foregoing, it is RECOMMENDED that no further action be taken regarding this matter."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the communication dated July 28, 1970 from Mr. and Mrs. Hensel are circulated for the information of Council.)

9. Request for Relocation of Bus Zone East Side of Fraser Street North of 26th Avenue

The City Engineer reports as follows:

"Mr. C.M. Martin, of Eve's Variety Store, 4100 Fraser Street, has submitted a petition carrying the signatures of five other merchants requesting that the bus stop on the east side of Fraser Street south of 26th Avenue, be relocated to immediately North of 27th Avenue. The merchants claim that the bus zone in its present position interferes with their business by denying curb parking in front of their stores.

Recently, portions of Fraser Street between 41st Avenue and Kingsway were widened and paved. As is our normal practice, the opportunity was taken to move the bus stops from the nearside of the intersections to the standard farside location. At that time, the bus stop in question was located nearside 26th Avenue and although it was not directly affected by the paving projects, it also was moved to the farside location so as to conform with the normal farside, skip stop arrangement.

Cont/d.

Board of Administration, November 13, 1970 (WORKS - 5)

Clause 9 Cont/d.

"Following the paving of Fraser Street from Kingsway to 20th Avenue this Summer, the bus stops at 18th, 19th and 20th Avenues are being relocated to farside positions. Coincident with these changes, the existing northbound stop farside of 25th Avenue will be moved to the farside of 24th Avenue to conform with the skip stop policy and to improve the service at 24th Avenue.

If the bus stop at 26th Avenue was moved to 27th Avenue as requested, the bus patrons at 26th Avenue would be left without a bus stop in either direction, which is contrary to Council policy; there would be two stops at 27th Avenue and another only a block away at 28th Avenue. The relocation would be undesirable from a transit point of view and would expose the bus stop system in this area to further requests for alteration.

Accordingly, it is RECOMMENDED that the northbound bus stop at 26th Avenue remain at its present location."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the communication from the petitioners dated May 26, 1970 together with their diagram are circulated to Council for information.)

CONSIDERATION:

10. Sidewalk: 48th Avenue
From Ross Street to Inverness Street

The City Engineer reports as follows:

"On October 6, 1970, Council heard a delegation opposed to the construction of a P.C. Concrete sidewalk on both sides of 48th Avenue from Ross Street to Inverness Street, and also received a communication on behalf of owners in favour of the sidewalk.

Council instructed:

'That the City Engineer write to the owners of the properties involved in this local improvement project and ask each one his views as to whether the work should be carried out or not, for report to the Council.'

The instructions of Council have been carried out, with the following results:

Cont/d.

Clause 10 Cont/d.

	<u>In favour</u>	<u>Number of Owners</u>		<u>Totals</u>
		<u>Opposed</u>	<u>No reply</u>	
Valid Signatures	7	7		14
Signatures not in accordance with Assessment Roll (one-half of joint ownership, etc.)	3	1		4
No reply			3	3
Totals	10	8	3	21
Percentages	48%	38%	14%	100%

The assessed values represented by the signatures are in almost exact proportion to the percentages shown in the tabulation.

The block in question on 48th Avenue is a part of a larger project consisting of thirteen blocks of sidewalk in a new subdivision. All the sidewalks have been constructed with the exception of those on 48th Avenue.

If Council wishes to proceed with the construction of the project, it could pass the following motion:

'That the City Engineer be instructed to proceed with the construction of the P.C. Concrete sidewalks on both sides of 48th Avenue from Ross Street to Inverness Street.'

If Council wishes not to proceed with the construction of the project, it could pass the following motion:

'That the project for P.C. Concrete sidewalks, scheduled by the Assessment Commissioner as Item 2 of Court of Revision Schedule 377 (October 3, 1968), be reduced in scope by deleting that portion of the project on both sides of 48th Avenue, from Ross Street to Inverness Street.'"

Your Board submits the foregoing report of the City Engineer to Council for CONSIDERATION.

INFORMATION:

11. Canopies for
Cushman Carts

The Deputy City Engineer reports as follows:

"The Vancouver Civic Employees Union have requested an opportunity to appear before City Council to briefly state their case for having the remaining 11 Cushman carts immediately equipped with canopies.

As a result of negotiations with the Union in 1969 it was agreed to equip one cart with a canopy on a trial basis. Following this an item was included in the 1970 departmental budget submissions to equip the remaining 20 carts with

Cont/d.

Board of Administration, November 13, 1970 (WORKS - 7)

Clause 11 Cont/d.

canopies at an estimated cost of \$4,725. In order to reduce the expenditure, the Budget Committee approved \$2,362 so that 10 carts could be equipped, with the suggestion that the program might be completed in 1971.

The Union on August 18, 1970 wrote to the City Engineer objecting to this half way measure and requesting that all carts be equipped. A meeting was held in September, at which time the need to program some budget requests over a longer period was explained to the representatives of the Union. The Union did not feel that this explanation was satisfactory and requested that their letter of August 18 be forwarded to the Board of Administration for reply direct to the Union. The Board replied on September 23rd stating with regret that 'the Board is unable to meet your request but since the Engineer is requesting funds for the balance of the canopies in the 1971 Budget, it seems reasonable to assume that Council will authorize the funds in 1971 in view of the action taken to equip half the carts in 1970.'

Your Board submits the matter to Council for its INFORMATION

DELEGATION REQUEST - Vancouver Civic Employees Union

(Copies of the communication from the Vancouver Civic Employees Union dated October 26, 1970 are circulated for the information of Council.)

12. Parking
North Foot of
Tolmie Street

The City Engineer reports as follows:

"In a petition dated August 11th, 1970, D.L. Smith and petitioners point out that vehicles, particularly of the camper type, are parking for extended periods of time (over 24 hours) on Tolmie Street north of Marine Drive adjacent to the beach. They feel that some greater control is necessary and even suggest that the street end be incorporated into the (Spanish Banks) park area.

This is a dead-end street and although it is dedicated and curbed, it does not have the appearance of a street, but rather that of a parking lot. Vehicles angle park at this location which is within the Spanish Banks Beach area. Such parking has been sanctioned over the years although there are no signs to indicate angle parking is permitted. Angle parking is a desirable convenience related to the recreational facilities.

With regard to converting the street to parkland, this street end will be transferred to the jurisdiction of the Parks Board and will become parkland within a year or so. In the meantime, appropriate signs will be erected on this portion of street under the City Engineer's authority to deal with the overnight parking problem and to authorize angle parking.

The petition also implies that the campers are being used as living or sleeping quarters and that dogs are running at large in the park area. Both these items are controlled under the Health By-law and the Parks Board By-law and, therefore, copies of the petition and of this report, are being forwarded to the Superintendent of Parks and to the City's Medical Health Officer."

Cont/d.

2 2
Board of Administration, November 13, 1970 (WORKS - 8)

Clause 12 Cont/d.

Your Board submits the matter to Council for INFORMATION.

(Copies of the communication from the petitioners dated
August 11, 1970 are circulated for the information of
Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 211

Board of Administration, November 13, 1970 (SOCIAL - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Broken Bottles in and around
Riley Park

The Corporation Counsel reports as follows:

"I have been provided with a copy of a letter from Kenneth Marjoram, President of Riley Park Community Association, addressed to City Council informing them of the following motion that was passed by the Board of Directors of the Riley Park Community Association on September 16, 1970:

'Moved that we urge City Council to get store dealers to give cash refunds for bottles instead of trade.

Carried.'

On April 3, 1970, the Provincial Government passed the Litter Act, S.B.C. 1970, Ch. 22 which contains the following provisions:

'3. (1) No person shall sell or offer for sale beer, ale, carbonated beverages, or drinks in a glass, plastic, or metal container for consumption or use off the premises on which they are sold or offered for sale unless the person undertakes to refund to the purchaser on delivery up of the container the sum of not less than two cents for each container.

(2) Without limiting subsection (1), a person may make arrangements with an agent, or with a wholesaler or a distributor in the same locality, to provide a depot, convenient for his customers, for the acceptance of containers purchased from him and for refunds to the purchaser as required under subsection (1).

(3) This section applies to a Government Liquor Store under the Government Liquor Act.'

At the present time, regulations passed pursuant to the Litter Act permit a seller to offer to exchange the same number of full containers, at no extra charge to the purchaser for the container, for the empty containers delivered up.

However, on January 1, 1971, the full effect of section 3 will come into force.

It would appear, therefore, that the Provincial Government is dealing with the problem raised by the Riley Park Community Association and the City lacks the authority to legislate on the matter."

Your Board submits the foregoing report of the Corporation Counsel for the information of Council and RECOMMENDS that a copy be forwarded to Mr. Kenneth Marjoram, President of Riley Park Community Association.

(Copies of Mr. Marjoram's letter dated October 16 are circulated for the information of Council)

Board of Administration, November 13, 1970 (SOCIAL - 2)

CONSIDERATION:

2. Grant Request - \$15,000
Family Service Centres

The Director of Social Planning/Community Development reports:

"The Family Service Centres of Vancouver has requested a grant for special services to designated local areas of the City.

The Agency's Local Area Program was started in response to:

- a) requests from citizens for family focussed and neighbourhood based social services; and
- b) social planning recommendations for development of an effective local area service delivery system. Family Service Centres staff are currently assigned to six local areas; Grandview-Woodland, Renfrew, Killarney-Fraserview, Marpole, Kitsilano and Mount Pleasant.

The objectives of this service are to:

- i) strengthen family life by reducing dependency and preventing breakdown;
- ii) help local area residents find solutions for neighbourhood social problems;
- iii) familiarize residents with the range of services available through Family Service Centres, e.g. Child Day Care, Family Counselling, Homemaker Service.

In seeking to fulfill these objectives their staff work closely with churches, schools, doctors, ethnic group leaders, public health nurses and other social agencies. Four full time staff are assigned to the six local areas to provide these services.

The total cost of these services is \$53,400.00. Income for 1970 is \$15,184.00 from the City and \$19,000 from United Community Services, for a total of \$34,184.00. The agency's deficit is \$19,216.00.

The Family Service Centres is requesting a grant of \$15,000.00 which is 75% recoverable under the Canada Assistance Plan (50% Federal and 25% Provincial). The Province has agreed to approve the grant for federal sharing of 50% and to pay its own share of 25%.

Recommendation

That the request for \$15,000 (net cost to City \$3,750) be approved subject to two conditions:

- A) that the Family Service Centres provide professional services to selected families either in receipt of social assistance or likely to be in need of social assistance and resident in the six local areas mentioned earlier in this report;
- B) that the Family Service Centres commit itself to the principles of integration and decentralization of social services and authorize its President and Executive Director to help the City, Province and United Community Services develop a new model for delivery of social services in 1971.

Board of Administration, November 13, 1970 (SOCIAL - 3)

Clause No. 2 Cont'd.)

The Board of Directors of the Family Service Centres, meeting October 21, 1970, approved by resolution, these two conditions."

Your Board submits the recommendation of the Director of Social Planning/Community Development for Council consideration.

* * * * *

FOR ADOPTION SEE PAGE(S) 211

Board of Administration, November 13, 1970 . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. City-owned Property:
S/W Corner of Nanaimo and Copley Streets,
Lot 27, Block A, D.L. 741

The Director of Planning reports as follows:

"The Supervisor of Property and Insurance, in a letter dated August 11, 1970, advises that the above lot is City-owned, undeveloped, and has been zoned as a C-1 Commercial District for many years. The adjacent properties to the north, south, east and west are zoned and developed with one-family dwellings with the exception of the lots on the east side of Nanaimo between 20th and 21st Avenues which are zoned C-1 Commercial but developed with duplex dwellings, and the south-east corner of 20th and Nanaimo which contains a small grocery store with living quarters above.

The area is well served with local commercial zoning. In considering the release of the subject lot for sale, the current zoning was considered and it was agreed that no additional commercial property is needed to serve the day-to-day needs of the surrounding homes. There are no plans for any East-West arterial streets on this alignment and therefore the property can best be used by the development thereon of two single-family dwellings.

The Technical Planning Board, on October 23, 1970, recommended that the Director of Planning be instructed to make the necessary application to amend the Zoning and Development By-law whereby this property would be rezoned from a C-1 Commercial District to an RS-1 One-Family Dwelling District, such application to be referred direct to a Public Hearing after a report has been received thereon from the Town Planning Commission.

The Town Planning Commission, on November 6, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Building Line. North side of Pacific Street
from approximately 300' west of Burrard to
approximately 60' west of Howe Street

The Director of Planning reports as follows:

"The City Engineer has requested that Schedule E - Building Lines - Part II, of the Zoning and Development By-law, be amended to establish a building line on the North side of Pacific Street, as noted above, and in accordance with Plan LB.262 prepared by the City Engineer's office dated August 12th, 1970.

The City Engineer has advised that the purpose of establishing the proposed building line is to provide greater street width in this area which will:

- (a) improve traffic capacity and provide increased channelization at the congested bridge head at Pacific and Burrard Streets.

cont'd . . .

Board of Administration, November 13, 1970 (BUILDING - 2)

Clause 2 continued

- (b) improve traffic capacity and provide increased channelization at the congested intersection of Pacific and Hornby Streets.
- (c) improve local circulation around proposed high density developments in this area.

The Technical Planning Board, on October 23, 1970, recommended that the Director of Planning be instructed to make the necessary application to amend Schedule E - Building Lines - Part II of the Zoning and Development By-law to establish a building line on the North side of Pacific Street from approximately 300' west of Burrard to approximately 60' west of Howe, as shown on Plan #LB262 such application to be referred direct to a Public Hearing after a report has been received thereon from the Town Planning Commission.

The Town Planning Commission, on November 6, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning and Protective Purchasing -
Area Bounded by Euclid Avenue, Aberdeen
Street, Foster Avenue and Tyne Street

The Director of Planning reports as follows:

"BACKGROUND

As shown on the plan attached as an Appendix to this report, the area bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street is zoned as an M-1 Industrial District. However, there is no industrial development within the 2.4 acre area which contains eleven vacant City-owned lots, and ten privately-owned lots, of which eight are improved with single-family dwellings. The surrounding residential area was rezoned in 1953 from an M-1 District to an RS-1 District, but this small pocket was excluded pending the establishment of the boundaries for the B.C. Hydro Industrial Estate.

On March 4th, 1957 Council resolved:

'That the property bounded by Euclid Avenue, Aberdeen Street, Stamford Street and the general line of Foster Avenue be designated for park purposes'

and further,

'That steps be taken to secure the consequential amendments to the Zoning and Development By-law.'

At the same time the boundaries of the industrial estate were established on the north side of Euclid and Foster Avenues, and 24' landscaped setbacks were required by the Zoning By-law. These have been provided in site development. However, no action was taken to rezone the M-1 pocket to an RS-1 District because the whole area was until 1969 reserved for either park or school purposes, and land values for residential use made it unlikely that the area would be developed for industry.

cont'd . .

Clause 3 continuedREZONING APPLICATION

The rezoning of this pocket has now become a matter of some urgency. A Development Permit Application has recently been received* to permit the erection of a general warehouse on W½, Lot 2, Block 8, D.L.'s 36 & 49. The area should be rezoned to an RS-1 District to discourage any further industrial development permit applications. Rezoning would reflect the existing land uses, and would enable the City-owned properties to be used either for the school site which is presently reserved on the west portion, or failing this, for single-family dwellings.

In accordance with the Technical Planning Board discussion of this matter on November 6, 1970, the Director of Planning has filed, under date of November 9, 1970, an application to rezone the area in question from an M-1 District to an RS-1 District.

PROTECTIVE PURCHASE

If the general warehouse is built at 5442 Melbourne Street it would severely compromise plans to maintain this area in residential use. The Technical Planning Board therefore resolved on November 6, 1970:

'That it be recommended to Council that the Supervisor of Property and Insurance be instructed to negotiate for the purchase of W½, Lot 2, Block 8, D.L. 36 and 49.'

The property could be resold for single-family use. The lot is improved with a house and has a 1970 assessed value of \$10,233. The owner, Mr. J. Morris, has expressed a willingness to enter into negotiations with the City.

RECOMMENDATIONS

It is recommended that:

- (a) The application of the Director of Planning to rezone the area bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street from an M-1 Industrial District to an RS-1 One-Family Dwelling District be referred after report from the Town Planning Commission to the next Public Hearing.
- (b) The Supervisor of Property & Insurance be instructed to negotiate for the purchase of W½, Lot 2, Block 8, D.L.'s 36 and 49."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

*Development Permit No. 53524, dated September 22, 1970 and issued November 10, 1970. Address: 5442 Melbourne Street.

Board of Administration, November 13, 1970 (BUILDING - 4)

4. Rezoning: Northwest Corner Victoria Drive
& Kent Avenue (8485 Victoria Drive)

The Director of Planning reports as follows:

"An application has been received from Mr. H. Hoff, 8485 Victoria Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 7 of 4, Block J. D.L. 328 being the northwest corner of Victoria Drive & Kent Avenue would be rezoned from an RS-1 One Family Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is for 'automotive repair - Volkswagen specialists. These premises have been used for this purpose for the past three years.'

The subject lot has a frontage of 33.38' and a depth of 81' and is developed with a single-family home and attached carport. Enclosed with the application for rezoning is a copy of a letter addressed to His Worship the Mayor and Aldermen which states:

'The proximity of my property to the existing industrial area along with the fact that I have operated an auto repair business here for the past three years, in my estimation, suggests that you give serious consideration to allowing me to continue to earn a living on these premises. I might add that since my immigration to Canada in 1963, I have been completely self supporting.'

Since approximately 1954, it has been the proposal by the City to ultimately zone all the lands on the south side of Marine Drive from Hudson Street to Boundary Road as an industrial district with a 40' landscaped strip requirement adjacent to Marine Drive. Much of the said lands are now zoned industrial with the landscaped setback being applicable.

Also, certain properties within the area are zoned CD-1 upon consolidation of the lots into suitable industrial sites and it is proposed to rezone these properties to industrial.

The area bounded by Argyle, Marine Drive, Duff and Kent, which is currently zoned RS-1 One Family and which includes the subject property, is well developed with single-family dwellings, some recently constructed, and it is envisaged this area would not be rezoned to industrial for many years. Therefore, the rezoning of one small lot to an M-1 Industrial District would create an isolated industrial lot within and adjacent to the single-family areas, and furthermore it is noted on site development there is very little space available to permit a proper industrial development.

The Technical Planning Board, on October 23, 1970, recommended the application be not approved.

The Town Planning Commission, on November 6, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST: Mr. H. Hoff

* * * * *

FOR ADOPTION SEE PAGE(S) 212

Board of Administration, November 13, 1970 (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Use of a Portable Barrel Organ on City Streets

The City Engineer reports as follows:

"On June 23rd, 1970, Council considered a request from Lever Arms Service to operate a portable organ in the Downtown area. After due consideration it was resolved 'that permission be granted as requested on a trial basis of three months, but subject to no advertising appearing in the operation'. Lever Antiques has now requested permission to continue this operation.

The three month trial period has been used to observe this operation and determine what problems if any, might develop. The Department of Permits and Licenses and the Police Department report that no problems have arisen and they have no objection to this operation being allowed to continue. No adverse comments have been received from the general public and it is assumed this operation does not offend or cause inconvenience.

Accordingly it is RECOMMENDED that Lever Arms Service be allowed to continue the use of their portable organ, subject to review if and when a complaint or problem arises."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION

2. Claim #10357 Mrs. Victoria Flaata, 8637 Oak Street

The Corporation Counsel reports as follows:

"Frank M. Turco, Barrister and Solicitor, has requested that the Law Department forward to Council his request that Council, pursuant to the power granted it by the provisions of Section 294(2) of the Vancouver Charter, extend for a period of two months the time within which he may commence a civil action against the City on behalf of his client, Mrs. Victoria Flaata.

Mrs. Flaata was injured on October 17, 1969, when she fell over a pile of construction materials that had been placed across a pathway on private property by members of the Pavements Operations Branch of the Engineering Department. Mrs. Flaata was returning home with groceries in her arms and did not see the construction materials. As well as superficial bruises and abrasions, she suffered a moderate strain to her back and required some physiotherapy. She was unable to work for just over a month.

Mr. Turco forwarded notice of his client's claim to the Law Department in a letter dated October 28, 1969. Communications were then entered into between the Law Department and Mr. Turco which culminated in a letter dated May 14, 1970, to Mr. Turco in which the Law Department offered to recommend to Council that the City settle the claim for \$1,126.74. The Law Department's file was then filed away pending a reply from Mr. Turco.

cont'd....

Board of Administration, November 13, 1970 (LICENSES - 2)

Clause #2 continued:

On October 22, 1970, Mr. Turco telephoned Mr. Reid of the Law Department and informed him that he had received instructions from his client to agree to the settlement as proposed by the Law Department in the letter of May 14, 1970. It was realized at this time that the limitation period had expired on October 17, 1970.

Mr. Turco states that he was not aware that there was a one-year limitation period on actions of this type against the City contained in the Vancouver Charter and pressure of business resulted in his not dealing with the matter at an earlier date.

There is no doubt that the City would be liable to Mrs. Flaata had an action been brought in time, and the Law Department was negotiating a settlement of the claim solely on the basis of the amount involved. The amount of the proposed settlement was in order.

The Corporation Counsel submits the foregoing request of Mr. Turco without recommendation.

If it is the wish of Council to grant Mr. Turco's request, the Corporation Counsel recommends that the extension of time be made on the following terms:

- (1) That the time for commencement of an action by Victoria Flaata against the City of Vancouver relating to an accident which occurred on October 17, 1969, be extended for two months from October 17, 1970;
- (2) That the action to be commenced be limited to one for damages totalling \$1,126.74.

The Corporation Counsel further recommends that if Council decides to grant Mr. Turco's request, it approve payment of the claim in the amount of \$1,126.74."

Your Board submits the foregoing report of the Corporation Counsel for Council's consideration.

FOR ADOPTION SEE PAGE(S) 212

Board of Administration, November 13, 1970 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Charter Amendments

The Corporation Counsel reports as follows:

"Voting by Tenants on Money By-laws"

On October 8th last the Standing Committee on General Purposes had before it a resolution to the following effect:

'That an amendment to the Vancouver Charter be sought which will allow non-owner electors (resident electors and tenant electors) to vote on by-laws requiring the assent of the electors.'

The Committee recommended that the Board of Administration gather information from other major cities across Canada on the matter of non-owners voting on money by-laws and further recommended that the Corporation Counsel draft a proposed Charter Amendment, both reports to be submitted to Council when the matter is raised from the table.

The City Clerk has canvassed various cities in Canada and the following is a summary of the information which he has obtained:

- Calgary - Voting on money by-laws is restricted to owners of property.
- Halifax - Money by-laws are NOT put to the electors in Halifax. The Provincial Government exercises the right to approve, or otherwise, proposed municipal borrowings.
- Winnipeg - Only property owners are entitled to vote on money by-laws. The City of Winnipeg has unsuccessfully applied to the Provincial Government on more than one occasion to be allowed to extend the vote on money by-laws to tenants.
- Regina - The City of Regina does not allow non-owners to vote on money by-laws. Their Council is considering asking for power to allow non-owners to vote on money by-laws but has asked the City Manager for a further report, which may take considerable time.
- Hamilton and Toronto - Owners and lessees are entitled to vote on money by-laws. In Ontario, very few money by-laws are put to the voters since it is unnecessary to do so for borrowing money for most of the usual municipal purposes. A Provincially-appointed Committee in Ontario is recommending that, in place of putting money by-laws to owner voters, they should be put in the form of 'questions' for the purpose of obtaining the opinion of all electors.

Board of Administration, November 13, 1970 (FINANCE - 2)

Clause No. 1 (Cont'd.)

"The amendment to the Charter which would permit non-property owners to vote on money by-laws is a simple one to Section 267 by merely striking out the words "as owner electors" so that the section would read, in part:

'Where a by-law requires the assent of the electors, only those persons whose names appear on the current annual list of electors shall be entitled to vote on the by-law, and each such person shall be limited to one vote.'

It would also be necessary to amend Section 184 by striking out the following words:

'provided that any question necessitating the borrowing of money on the part of the city shall be submitted to owner-electors only.'

Voting Machines

The City Clerk has suggested that Council consider the question of using voting machines in connection with civic elections. One Canadian city is already using them and it is the opinion of the City Clerk that in the near future it may be economical for the City of Vancouver to adopt the same practice. If this practice were to be adopted it would involve substantial amendments to the Charter and careful consideration of all the consequences arising out of the amendments. He has therefore suggested that Council may wish to adopt the idea in principle and allow the City Clerk and the Corporation Counsel to give the matter further study with a view to amending the Charter in 1972.

Other Amendments suggested by the City Clerk

There are two other amendments which have been suggested by the City Clerk:

- (1) That instead of using the term 'British subject' in reference to the voters' list, the wording of the 'Municipal Act', which uses the term 'Canadian citizen or other British subject', be adopted.
- (2) Instead of the present requirement that a person must be of the full age of 19 years on the 15th day of June in the year in which an election is held, that it be provided that as long as the person would be of the full age of 19 years on election day he would be entitled to have his name entered in the list of electors."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the consideration of Council.

Board of Administration, November 13, 1970 (FINANCE - 3)

2. Request for Refund of Taxes:
Scottish Agencies

The Corporation Counsel reports as follows:

"Mr. Walter W. Campbell, on behalf of Scottish Agencies, has requested a refund of taxes paid last year with respect to Lots 519 and 520, Hastings Townsite. This property, situate at the South-west corner of McGill and Cassiar Streets, was expropriated on May 31, 1968, in connection with Urban Renewal Scheme No. 6 which encompasses an area of approximately seven acres at the approach to the Second Narrows Bridge.

The City appointed its arbitrator at the same time as the Resolution to expropriate was passed but Mr. Campbell did not appoint his arbitrator until February of this year. The third arbitrator was appointed shortly thereafter and the arbitration hearings were held in April and May.

In the meantime taxes continued to mount up and the property was sold for taxes in 1968. To preserve the status quo it was suggested to Mr. Campbell and to his solicitor that the City would advance sufficient funds to redeem the property and to pay the taxes up to date. It was implicitly stated that the payment of taxes was by way of advance and would be deducted from any amount that might be awarded as compensation for the property. Mr. Campbell, as mentioned in his letter, declined the proposition and paid sufficient money to redeem the property. I am told by the Tax Department that the property will be put up at Tax Sale on November 4, 1970, but I have made arrangements for the City to pay all the taxes outstanding by way of advance against the compensation.

The passage of the expropriating resolution does not vest the property in the City and it remains the liability of the owner until this is done. There is no responsibility in the City to pay the taxes until the property is transferred over to it and no obligation on the part of the City to refund the taxes paid by Scottish Agencies in the interval."

Your Board submits the foregoing request of Scottish Agencies for the consideration of Council.

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FOR ADOPTION! SEE PAGE(S) 212-3

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTOCTOBER 30, 1970RECOMMENDATION1. Fire Department Residence Requirements

The Fire Chief reports as follows:

"On September 13, 1966, City Council adopted a report of the Standing Committee on Civic Services recommending an extension of the boundaries for Fire Department Staff residence. It was further recommended that up to 25% only of the Fire Department Staff, subject to the approval of the Fire Chief, be permitted to live outside the previous boundaries but within the proposed new boundaries and that the regulations be reviewed in two years time.

On November 1, 1968, a further report by the Fire Chief was submitted to Council recommending the continuation of the extended boundaries with a further review to be made in September, 1970.

The Fire Chief now reports that the extended boundaries with the limit of 25% staff residing in these extended areas is satisfactory and recommends the present regulations governing Fire Department Staff be adopted."

Your Board RECOMMENDS the foregoing report of the Fire Chief be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 213

6

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

NOVEMBER 13, 1970

RECOMMENDATION

1. Closing of Civic Offices -
December 24, 1970

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I RECOMMEND that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Thursday, December 24, and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, bridge tenders, etc., and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24, and is not in the nature of a statutory holiday."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

CONSIDERATION:

2. Community Leadership Training Seminar
Attendance - Mr. Maurice Egan,
Director Social Planning/Community Development

The Director of Personnel Services reports as follows:

"The Association of the Junior Leagues of America, with the professional guidance of Educational Systems and Designs is sponsoring the above seminar at Bowman's Mount Hood Country Club, Wemme, Oregon (near Portland).

The seminar will be held beginning the evening of November 30, 1970 through lunch December 3, 1970.

The Junior League of Vancouver has invited Mr. Egan, Director, Social Planning/Community Development, to participate with two of its members. The Association states that a very successful seminar of this kind has been recently held in the Eastern States and that the aim of this seminar is to bring together participants from twenty communities in the Pacific Northwest to further the communication between volunteer and professional. They

Cont/d.

Clause 2 Cont/d.

feel very strongly that civic representation is beneficial not only to the League as a civic voluntary organization but also to the City of Vancouver in carrying out future programs and are aware of the contribution that Mr. Egan could make to the seminar.

The Junior League of Vancouver will underwrite all expenses incurred by Mr. Egan. The only cost to the City would be 4 days leave of absence with pay.

The Director of Social Planning and Community Development requests leave of absence with pay to attend this seminar."

Your Board

Submits this matter to Council for CONSIDERATION.

RECOMMENDATIONS

3. Canadian Corrections Association
National Committee Meeting - Montreal, Quebec,
Mr. J.M. Gillis, Prov. Court of B.C. (Family Div.)

The Director of Personnel Services reports as follows:

"The above Committee will meet on November 16 and 17, 1970, at the Holiday Inn, Montreal, P.Q. It is made up of representatives of the Provinces. A number of topics of importance to the correctional field will be dealt with and particularly the possibility that a new Juvenile Delinquents Act will be proclaimed by Parliament at its present sitting.

The Chief Probation Officer informs that discussion of the forthcoming legislation will be of importance to his department and that Mr. J.M. Gillis, Assistant Chief Probation Officer, is a B.C. representative on this Committee. He wishes Mr. Gillis to attend.

All expenses are covered by the Canadian Corrections Association and the total cost to the City would only be leave-of-absence with pay for November 16, 17 and 18, 1970.

The request of the Chief Probation Officer is in accordance with Regulation 45-2, Non-Roster Conferences.

RECOMMENDED that Mr. J.M. Gillis be granted three days leave-of-absence with pay from November 16 to 18, 1970, inclusive, to attend the National Committee Meeting, Canadian Corrections Association in Montreal, P.Q."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Auto Allowance - Planning Department

The Director of Planning reports as follows:

"Mr. H.W. Pickstone was transferred from the Museums Department to the Planning Department on June 1, 1970, but his position has not yet been formally established. He has been using his own automobile without automobile allowance for travelling since that time.

Accordingly, it is RECOMMENDED that standard automobile allowance be set up for Mr. H.W. Pickstone. Funds being available in the Departmental budget for this purpose."

Your Board RECOMMENDS that the report of the Director of Planning be endorsed.

5. Summons Processing -
Micro-film Equipment Operation

The Court Clerk, Provincial Courts, Vancouver, reports as follows:

"Constables report the license numbers of vehicles illegally parked or operated and prior to the issue of summonses, names and addresses of registered owners must be obtained. These are copied from microfilm strips supplied to the Court Clerks Department by the Motor-Vehicle Branch, Victoria Headquarters. From the films inserted into the viewer, clerks copy the information needed. If the record showing the latest owner is not present in the film strip, the Motor Vehicle Branch is advised and the summons is held until the information becomes available. At the commencement of the licensing year, delays of this sort occur in volume and afterwards in a lesser degree. In many instances, the information was available but not located due to insufficient knowledge of the system. After correspondence directed to the Superintendent of Motor Vehicles regarding delayed information, his Department assigned an employee to review our procedures. A number of recommendations were made which will be put into effect. Included is one that the immediate supervisor of the employees directly concerned, be dispatched to his Department in Victoria to view and study in depth and micro-film automobile registration system. In addition her instructions will be to review the performance standards of Motor Vehicle Branch film strip viewing operators in order that standards can be set within her section.

By extending the knowledge of the micro-film data operators, it is anticipated delay in the issue of summonses will be reduced.

RECOMMENDED that Ann Sorenson, Clerk-Typist III, Court Clerks Department, be authorized to attend for two days at the Motor Vehicle Branch, Provincial Government Offices, Victoria, to study and report upon their automobile registration micro-film system and that she be granted two days leave of absence with pay."

Your Board RECOMMENDS that the foregoing recommendation of the Court Clerk, Provincial Courts, be adopted and the necessary funds, estimated at \$40.00, be provided from the Departmental Budget.

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FOR ADOPTION SEE PAGE(S) 214

BOARD OF ADMINISTRATIONPROPERTY MATTERSNOVEMBER 13, 1970RECOMMENDATIONS1. Knight Street Widening
49th to 57th Avenues

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of \$1.00 per sq. ft. on terms as indicated:

- a) Lot 47, Blocks 29-31, D.L. 200
7238 Knight Street
 - 1) Loss of land (W 7') \$231.00
 - 2) Loss of trees and hedge 100.00
 - \$331.00
 - 3) The City Engineer to construct a concrete retainer wall with grade steps and reconnect concrete walks as shown on plan 'Scheme B' and replace any damaged lawn
- b) Lot 8, Block 8, D.L. W $\frac{1}{2}$ 738
6792 Knight Street
 - 1) Loss of land (W 7') \$231.00
 - 2) City Engineer to replace any damaged lawn
- c) Lot 35, Block 2, D.L. 739
6571 Knight Street
 - 1) Loss of land (E 7') \$231.00
 - 2) Loss of portion of new concrete walk 25.00
 - \$256.00
 - 3) City Engineer to replace any damaged lawn
- d) Lot 48, Blocks 29-31, D.L. 200
7228 Knight Street
 - 1) Loss of land (W 7') \$231.00
 - 2) The City to replace cut stone retainer wall with concrete grade steps 490.00
 - \$721.00
 - 3) City Engineer to replace any damaged lawn
- e) Lot 50, Blocks 29-31, D.L. 200
7196 Knight Street
 - 1) Loss of land (W 7') \$231.00
 - 2) Loss of shrubs 50.00
 - 3) City to replace cut stone retainer wall with concrete grade steps and rebuild West end of cut stone planter 275.00
 - \$556.00
 - 4) City Engineer to replace any damaged lawn

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code #146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, November 13, 1970 . . . (PROPERTIES) . . . 2

2. Plan of Development
- Champlain Heights

The Supervisor of Property and Insurance reports as follows:

"On May 31, 1968, Council approved the overall concept plan for Champlain Heights, and the subdivision proposals for Areas 'A', 'B', 'C', and 'D' as contained in the report of the Director of Planning of May 16, 1968.

In the report approved by Council it specifically states that the proposed pattern of subdivision is for all land to be completely serviced, including underground wiring.

However, the report does not appear to give direct authorization to the City Clerk to sign petitions on behalf of the City for these services.

RECOMMENDED that the City Clerk be instructed to sign petitions on behalf of the City for the following local improvements, to be installed within the boundaries of Champlain Heights:

- a) Street Lighting
- b) Sidewalks
- c) Pavement and Curbs"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Exchange of City-Owned Property
For Privately-Owned Property
Sit: N/S 21st Ave. between Crown & Camosun Sts.

The Supervisor of Property and Insurance reports as follows:

"On October 27, 1970 Council adopted the report of the Board of Administration dated October 7, 1970 dealing with the Proposed Camosun Park Extension. Included in the report was the following recommendation with respect to a request received from the owner of Lots 13 and 15, Sub. 4, Block 43, D.L. 139 to exchange Lot 15 for the adjacent City-owned Lot 14, Sub. 4, Block 43, D.L. 139 situated on the North side of 21st Avenue between Crown and Camosun Streets:

'The Supervisor of Property and Insurance is authorized to:

- a) negotiate with the owner of privately-owned Lot 15, Sub. 4, Block 43, D.L. 139 for exchange with City-owned Lot 14, Sub. 4, Block 43, D.L. 139, on the understanding that it be consolidated with Lot 13.'

The owners has agreed to the exchange of lots and to the consolidation of Lots 13 and 14, at no cost to the City.

RECOMMENDED that City-owned Lot 14, Sub. 4, Block 43, D.L. 139 be exchanged for privately-owned Lot 15, Sub. 4, Block 43, D.L. 139 on the conditions that Lot 14

continued . . . / 3

Board of Administration, November 13, 1970 . . . (PROPERTIES) . . . 3

Item No. 3 cont'd

be consolidated with privately-owned Lot 13 of Lot 4, Block 43, D.L. 139 to form one parcel, at no cost to the City."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Provincial Courts (Vancouver) Complex
204 to 208 Main Street

The Supervisor of Property and Insurance reports as follows:

"Lots 2 and 3, Block 5, D.L. 196 being 204 to 208 Main Street are required for the new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

These premises comprise a site 50' x 120', zoned CM-1 Commercial, improved with a three-storey non-basement frame building erected in 1900. Each storey provides an area of 6,000 sq.ft. The main floor is divided into two stores and three dwelling units. There are 75 sleeping rooms, with common washroom and kitchen facilities, on the second and third floors. This structure has 19 plumbing fixtures, a tar and gravel roof, stucco exterior, a concrete foundation and is heated by a gas-fired hot water heating system. The condition of this building is average for age and type.

The upper two floors, known as 'Queen's Rooms', are held under a lease which expired December 1, 1969 but contains a right of renewal for a further 5 years to November 30, 1974. One store on the main floor is leased to February 28, 1974. Separate negotiations are continuing for the surrender of leases and will be the subject of a subsequent report to Council. All other tenancies are on a month-to-month basis with one dwelling unit being vacant. Present gross rentals are \$850.00 monthly. It is proposed to continue these tenancies until the vacant land is required for development, at which time the building will be demolished.

Following negotiations with the owners they have agreed to sell for the sum of \$66,675.00 subject to existing leases on the following terms:

- a) The sale date to remain open until April 30, 1971 at the latest.
- b) The owners to receive an advance payment of \$6,675.00 upon delivery of a registrable deed in favour of the City of Vancouver.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$66,675.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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252

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

NOVEMBER 5, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, November 5, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Broome, Calder, Hardwick, Linnell,
Phillips and Rankin

ABSENT: Alderman Adams
Alderman Sweeney
Alderman Wilson

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held on October 1, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Residential Facilities for the Mentally Retarded:
Champlain Heights

The Board of Administration submitted a report of the Director of Planning dated October 29. In this report the Board advised that the approved portion of the Southeast Sector Plan contains the following multiple housing sites:

- (a) five medium-sized townhouse sites (6-10 acres)
- (b) four small linear townhouse sites (1-2 acres)
- (c) three medium-sized mixed townhouse and garden apartment sites (3-7 acres)
- (d) two small garden apartment sites (1-1½ acres)
- (e) two senior citizens' sites (2-2½ acres)
- (f) three high-rise apartment sites (1½ acres)

Firm commitments have already been made for Public Housing included in (a) and (c); for innovative housing for people of low income, included in (a); and for the two senior citizens' sites included in (e) for release to the Salvation Army and the M. Kopernik Foundation. The City officials have been instructed to negotiate with the United Co-operative Housing Society for one of the medium-sized townhouse sites, and with the Honourable Grace McCarthy for one of the high-rise apartment sites. The Board of Administration report concluded with the following recommendation:

"that the request for two housing sites from the Vancouver Association of the Mentally Retarded be regretfully refused, but that the Committee may wish to recommend to Council that either Site #14 or Site #15 may be sold to the Association for the Mentally Retarded with the other site being advertised for tender."

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT 2
NOVEMBER 5, 1970

Clause 1 Continued

Mrs. E. Bjarnason, Chairman of the Residential Services Committee, introduced Mr. George Atherton, Past President of the Vancouver Association for the Mentally Retarded, who outlined the reasons for the request for sites in this area. He stated amongst other things that institutional type of living was not desirable for these people, and that it is proposed to provide residential facilities for approximately forty people on each site.

The Deputy Supervisor of Property and Insurance advised that the market price for this parcel, which is slightly less than one acre in area, is \$55,000 per acre.

After due consideration it was

RECOMMENDED that Site #15 be sold to the Vancouver Association for the Mentally Retarded at market price, and that Site #14 be advertised for tender.

2. Champlain Heights - Site #18
United Co-operative Housing Society

The Board of Administration under date of October 26, 1970, submitted the following information report of the Supervisor of Property and Insurance and the Director of Planning:

"The following is a report from the Supervisor of Property & Insurance and the Director of Planning.

The Supervisor of Property & Insurance reports as follows:

'At a meeting of the Standing Committee on Planning and Development on October 1, 1970, it was recommended:-

- (a) THAT they approve in principle the plan proposed by the United Co-operative Housing Society and that Site #18 be set aside for this development;
- (b) THAT the matter be subject to review after the Property & Insurance Department reports on the market value of Site #18, based on this proposal;
- (c) THAT at this time the Committee approve the rental rate of 8% of the market value plus all taxes as set out in the Board of Administration report dated September 29, 1970;
- (d) THAT the Director of Planning and the Supervisor of Property & Insurance be requested to negotiate with the United Co-operative Housing Society and report back.

Following these recommendations a meeting was held on October 5, 1970 with representatives of the United Co-operative Housing Society. At this meeting the market value of the site and the rental value was discussed.

The Supervisor of Property & Insurance indicated that the market value of Site #18 based on \$55,000.00 per acre as \$385,000.00, which produces an estimated rental value of \$30,800.00 per year plus all taxes, using an 8% rate of return.

A copy of a letter to the Chairman of the Standing Committee on Planning and Development, was received on October 13, 1970 by the Property & Insurance Office from the Society in which they suggest a market value of

/continued ..

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT
NOVEMBER 5, 1970

3

Clause 2 Continued

\$300,000.00 being more appropriate in view of the land and building appreciation 50 years hence. In a normal situation a market value for long-term lease purposes is not usually reduced because of the anticipated appreciation of the land and building value 50 years hence. Rather the owner looks for a return on his capital either in income over a long period or sale for capital gain in a relatively short period of time.

The Society also requests an option to lease the site in three stages and the leases to be tied in with a three phase development plan. The first phase to be started not later than June, 1971 and the last phase to be completed not later than June, 1973, the rental for each phase to begin on the date the construction commences on each phase.

SUMMARY

- I. (a) Sites #17 and 21 have been set aside for Public Housing Projects and the price set on these sites was \$55,000.00 per acre which has been acceptable to Central Mortgage & Housing Corporation.
- (b) Site #16, sold to Dawson Developments for Innovative Housing for \$55,000.00 per acre.
- II. To recognize a low-density of development as proposed by United Co-operative Housing Society as a basis for pricing land would encourage under-development of these sites and set a pattern for future requests which might result in a waste of land in relation to the over-all development.

In view of the foregoing, it is suggested that:

1. The Estimated Market Value be accepted as \$385,000.00.
2. In accordance with usual Council policy the total Ground Rental should be charged from the commencement of the lease term based on 8% of the market value, but not later than June 1, 1971.
3. All taxes applicable to the total site to be charged from the commencement of the lease term, but not later than June 1, 1971.
4. The Lease be for a period of 50 years subject to 5-year review clauses.
5. The City to take over the land if there is a default of the agreement.
6. The commencement of construction to be phased with not more than three phases, with the last phase to commence not later than December 31, 1972, and the first not later than June 1, 1971.
7. The lease be subject to an agreement being drawn up to the satisfaction of the Corporation Counsel.

The Director of Planning concurs with the suggestions of the Supervisor of Property & Insurance.'

Your Board submits the foregoing for the information of the Committee."

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT 4
NOVEMBER 5, 1970

Clause 2 Continued

Miss Shirley C. Schmid, Secretary Treasurer, and Mr. Allan Martin, Director of the United Co-operative Housing Society, appeared before the Committee and presented a brief dated November 5, 1970. This brief included further information and was in support of their original brief dated July 22, 1970, which was submitted to the Standing Committee on August 13. In the brief dated November 5 the Society proposed that the value of the land for lease purposes be set at \$210,000.00.

After considerable discussion, it was

RECOMMENDED THAT

1. The value of the land for lease purposes be 80% of the market value.
2. In accordance with usual Council policy the total Ground Rental should be charged from the commencement of the lease term based on 8% of the market value, but not later than June 1, 1971.
3. All taxes applicable to the total site to be charged from the commencement of the lease term, but not later than June 1, 1971.
4. The Lease be for a period of 50 years subject to 5-year review clauses.
5. The City to take over the land if there is a default of the agreement.
6. The commencement of construction to be phased with not more than three phases, with the last phase to commence not later than December 31, 1972, and the first not later than June 1, 1971.
7. The lease be subject to an agreement being drawn up to the satisfaction of the Corporation Counsel.
8. Included in the terms of the lease there be a clause pertaining to maintenance and repairs for the full term of the lease.

3. Additional Sites for Public Housing

The Chairman advised that he felt it would be desirable to have the officials endeavour to locate additional sites for public housing. It was

RECOMMENDED that the Chairman and the Board of Administration firm up with the other levels of government their policies with respect to public housing, and in particular their policy respecting the price of land.

FURTHER RECOMMENDED that after these policies are determined the Board of Administration be requested to locate additional public housing sites.

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STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT 5
NOVEMBER 5, 1970

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

4. "5-5-5 Plan" of Housing for Elderly People:
Champlain Heights

At the last meeting of the Committee when considering the "5-5-5 Plan" of Housing for Elderly People, the Committee

'RECOMMENDED that the "5-5-5 Plan" of housing for elderly people presented by the Honourable Grace McCarthy be adopted in principle and that the Property and Insurance Department be instructed to determine a fair market value for the 1.27 acres.'

Mr. H. Pickstone of the Planning Department advised the Committee that he had written to Mrs. McCarthy on October 30th and had included in his communication an evaluation for the 1.27 acres. He further advised that as there had not been time for Mrs. McCarthy to check this evaluation out and reply he had nothing further to report to this meeting.

It was

RESOLVED that the oral report of Mr. Pickstone be received.

The meeting adjourned at 11:00 a.m.

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FOR ADOPTION SEE PAGE(S) 216